GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Amalapuram Municipality - Change of land use from Residential use to Commercial use in R.S.No.441/7, 443/1 at D.No.3-4-93, 94 & 95, 22nd Ward, K.N.F. Road of Amalapuram to an extent of 2971.09 Sq.mts. as applied by Sri Thotakoora Venkata Satyanarayanaraju – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 191 Dated: 09-11-2020

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(31)/21/2019-RJDR, dt:07.03.2019.
2. Govt. Memo No.867909/H2/2019, Dt:18.04.2019.
3. From the DTCP, AP, Guntur, Lr.Roc.No.633/2019/R1, dt:16.05.2019.
4. Government Memo No.11411/I2/2011, MA & UD (I2) Dept., Dated:30.06.2012.
5. Govt. Memo No. 867909/H2/2019, dt:24.05.2019.
6. A.P. Extraordinary Gazette No.153, Part-I, dt.24.05.2019.
7. From the DT&CP., Lr.Roc.No.633/2019/R1, dt.26.06.2019.
8. Govt. Memo No.1104132/H1/2020, dt.18.02.2020.
9. From the DTCP, AP, Guntur, Lr.Roc.No.19022(31)/21/2019, dt.04.09.2020.

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ORDER:-

The Draft variation to the land envisaged in Amalapuram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.153, Part-I, dated:24.05.2019. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has submitted that, the Commissioner, Amalapuram Municipality has informed that the applicant has paid total an amount of Rs.6,18,396/- towards development /conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has submitted that, the Commissioner, Amalapuram Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in English Paper in The Times of India (English version) on 01.06.2019 and in one Telugu Paper in Eenadu (Telugu version), on 02.06.2019 respectively calling for objections/ suggestions from the general public. On publication of notification no complaints/suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 10.11.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Amalapuram Municipality, Amalapuram, E.G. District.

Copy to:
The individual through the Commissioner, Amalapuram Municipality, Amalapuram, E.G. District.

(P.T.O)

The District Collector, East Godavari District, Kakinada.
Sf

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Amalapuram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.485, MA., dated:19.09.2000 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.441/7, 443/1 to an extent of 2971.09 Sq.mts. out of total extent of 4429.13 Sq.mts. at K.N.F. Road, Amalapuram Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential land use in the General Town Planning Scheme (Master plan) of Amalapuram sanctioned in G.O.Ms.No.465, MA., dated:30.10.2004 is now designated for Commercial use by variation of change of land use based on the Council Resolution No.737, dated:28.01.2019 as marked “A to F” in the revised part proposed land use map G.T.P.No.06/2019/R available in the Municipal Office, Amalapuram town, subject to the following conditions that;

1. The applicant shall hand over the site affected in 80’-0’’ wide Master Plan road to the Amalapuram Municipality through registered gift deed at free of cost.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 15’-0’’ wide Municipal Road.
East : Existing 60’-0’’ wide KNF Road to be widened to 80’-0’’ wide road.
South : Existing 30’-0’’ wide Municipal Road and site of Adarsha Hospital
West : Property of S. Venkayya and others

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER